Karen Y Johnson Davidson County
Batch# 147440 DEEDWARR
10/01/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20181001-0097278

31972

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2956451

Return to:

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

STATE OF Tennessee)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $249,900.00

Affiant

Subscribed and sworn to me, this the 28th day of SEPT., 2018.

Notary Public

My commission expires: 5/2/22

Property Address:	**Property owner:**	**Mail tax bills to:**	**Parcel ID:**
7277 Charlotte Pike Unit 342 NASHVILLE, TN 37209	Amanda Nielsen	SWBC MORTGAGE 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	114-08-0C-120.00-CO

THIS INDENTURE is made effective the 23rd day of July, 20 18, by **Jonathan Eberlin, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Amanda Nielsen, Unmarried Woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County. Tennessee, being Unit Number 116 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc. of record as Instrument Number 20041221-0151636 and Instrument Number 20050222-0018812 and as further set out on a Plan of West Park Phase 3 of record as Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which all referenced matters references are hereby made.

Being the same property conveyed to Jonathan Eberlin by Warranty deed from Molly Jean Hallaron N/K/A Molly J. Dejanovich and Bryan J. Dejanovich, wife and husband of record in Instrument No. 20150320-0024059 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 20, 2015.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Boundary Plat of record as Instrument Number 20041112-0136248; Plan of West Park, Phase 3, of record in Instrument Number 20060202-0012968; Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378; Conveyance of common area of record in Instrument No. 20120731-0067330; An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684; Stormwater Detention Agreement of record in Instrument Number 20030530-0073233; Storm Water Detention Agreement of record in Instrument Number 20051123-0141922, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Jonathan Eberlin

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jonathan Eberlin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 23 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: May 6th, 2019

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public